

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

1. **APPLICATION:** **Z15-016**
 Location: **285 EAST FOURTH AVENUE (43201)**, being 0.61± acres located at the southeast corner of East Fourth Avenue and North Sixth Street (010-005466, 010-024407, and 010-066674; Italian Village Commission).
- Existing Zoning:** R-4, Residential, and M-2, Manufacturing Districts.
 Request: AR-2, Apartment Residential District.
 Proposed Use: Multi-unit residential development.
 Applicant(s): Connie J. Klema; 145 East Rich Street, 2nd Floor; Columbus, OH 43215.
 Property Owner(s): The New Victorians, Inc.; 455 West Third Avenue; Columbus, OH 43201.
 Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

- The site consists of a church and vacant land and is zoned in the R-4, Residential, and M-2, Manufacturing Districts. The applicant proposes the AR-2, Apartment Residential District to permit the conversion of the existing church into a seven-unit apartment with a carriage house, and to permit the construction of one six-unit and one eight-unit apartment (total of 22 units).
- Companion CV15-019 has been filed to vary use, yard and area standards, parking-related standards, driveway and fronting on a public street, but is not subject to Development Commission Consideration.
- The site is surrounded by single-unit dwellings in the R-4, Residential District to the north, industrial/warehouse uses in the M and M-2 Manufacturing Districts to the east and west, respectively, and vacant land in the R-4, Residential District to the south.
- The site falls within the boundaries of the *Italian Village East Redevelopment Plan* (2000), which calls for residential uses for this location (1-2 units). While the plan does call for low density residential for the site, the plan also cites loft-style units in existing and new buildings east of North Fourth Street, which is consistent with the proposal.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.

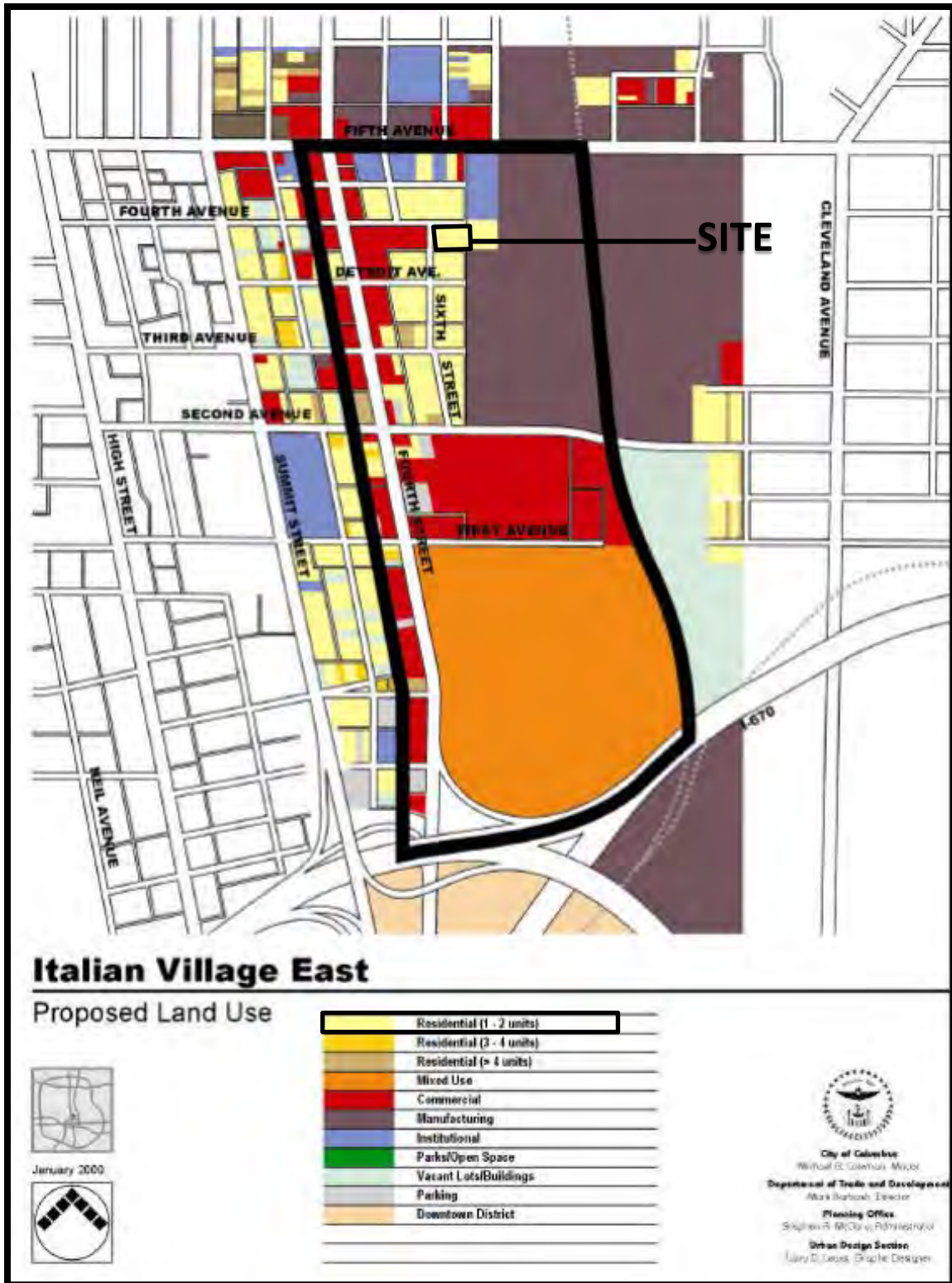
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested AR-2, Apartment Residential District, would allow for appropriate reuse of a former church building for apartment units, and apartment residential development of a vacant site. While inconsistent with the recommendations of the *Italian Village East Redevelopment Plan*, which

recommends low density residential uses, the proposal includes the reuse of an existing church building and vacant land in order to construct 22 apartments across the two parcels. Given the existing manufacturing zoning, reuse of an existing church structure, and that the proposal is consistent with the emerging pattern of development in this area, Staff supports this proposal.



Z15-016
 285 & 295 East Fourth Avenue
 Approximately 0.61 acres
 R-4 and M-2 to AR-2



Z15-016
 285 East Fourth Avenue
 Approximately 0.61 acres
Italian Village East Redevelopment Plan (2000)



Z15-016
285 & 295 East Fourth Avenue
Approximately 0.61 acres
R-4 and M-2 to AR-2

COPY

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 285-295 East Fourth Avenue

APPLICANT'S NAME: Connie Klema (Applicant)

The New Victorians, Inc. (Owner)

APPLICATION NO.: 15-5-18

COMMISSION HEARING DATE: 5-19-2015

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☒ Rezoning
- ☒ Parking Variance
- ☐ Change of Use
- ☐ Lot Split

- ☐ Special permit
- ☒ Setbacks
- ☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #15-5-18, 285-295 East Fourth Avenue, the Italian Village Commission recommends approval of the proposed rezoning and variances, as follows:

Request for Rezoning Recommendation

- Request for recommendation for rezoning from R-4 Residential Use and M-2 Manufacturing Use to AR-2 Apartment Residential Use.

Request for Variance Recommendation

References are to proposed lots as follows:

West lot that will be 10,640 sq. ft. "Lot #1"

East lot that will be 15,960 sq. ft. "Lot #2"

- 1. 3333.025 AR-2 apartment residential district use: To permit a dwelling containing fewer than three dwelling units and to permit one dwelling unit on Lot #1.
- 2. 3333.13 AR-2 area district requirements: To permit an apartment complex on a single lot that is less than 20,000 square feet and to be 15,960 square feet on Lot #2.
- 3. 3333.15(c) Basis of computing area: To permit residential buildings to be erected and occupy together greater than 50 percent of the lot area and to be 51% of the lot area on Lot #2.
- 4. 3333.16 Fronting: To permit an apartment house to not front on a public street on Lot #2.
- 5. 3333.18(D) Building lines: To permit setbacks to be less than ten feet (10') and to be 7' 1/8" along Sixth Avenue and 5' 4 7/8" along Fourth Avenue on Lot #1 and 6' 8 1/2" along Fourth Avenue on Lot #2.
- 6. 3333.25 Perimeter yard: To permit a perimeter yard to be less than ten feet and to be zero feet along the south and east property line of Lot #1, and to be 5' 2 1/2" along the south property line and 0 feet along the east property line of Lot #2 and to permit a dumpster to be located in the east perimeter yard of Lot #2.



- 7. 3312.13 Driveway: To permit a one way driveway serving more than eight parking spaces to be less than 20' wide and to be 12' 5.5" wide.
- 8. 3312.25 Maneuvering: To permit maneuvering for one car (noted as C8 on site plan) to not be exclusive and to be shared on Lot #1 and to permit maneuvering to occur over the property line on Lot #2.
- 9. 3312.49 Off street parking: To permit less than 13 parking spaces on Lot #1 and to permit 11.
- 10. 3321.01(A) Dumpster: To permit a dumpster to be located in a perimeter yard.

MOTION: Cooke/Lapp (5-0-1[Sudy]) APPROVAL RECOMMENDED

RECOMMENDATION:

☒ RECOMMEND APPROVAL

☐ RECOMMEND DENIAL

☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

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Randy F. Black
Historic Preservation Officer